



WILLARD CITY
Planning Commission Meeting – Regular Meeting
Thursday, February 16, 2023 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

The meeting was a regular meeting designated by resolution. Notice of the meeting was provided 24 hours in advance. A copy of the agenda was posted at City Hall and on the State of Utah Public Meeting Notice Website.

The following members were in attendance:

Sid Bodily, Chairman
Diana Baker
Chandler Bingham
Alex Dubovik
Blake Harrop

Colt Mund, City Attorney
Bryce Wheelwright, City Planner
Michelle Drago, Deputy City Recorder

Excused: Zack Hulsey and Chris Davis

Others in attendance: Mayor Travis Mote, Councilman John Seamons, Ken Ormond, Ruth Ormond, and Chad Braegger.

The meeting was called to order at 6:31 p.m.

1. PRAYER: Blake Harrop
2. PLEDGE OF ALLEGIANCE: Alex Dubovik
3. ROLL CALL: Attendance was recorded by the secretary.
4. GENERAL PUBLIC COMMENTS

There were no comments.

5. CITY COUNCIL REPORT

Time Stamp: 3:13 2/16/2023

Councilman John Seamons reported that during its March 9th City Council meeting, the City Council had received an audit report and budget review. Chuck Palmer, the City's auditor, did not find any findings. On December 31st, the City has half way through the fiscal year. Most everything was within budget. There were a few exceptions which were explainable. There was a bid opening for the City's garbage services. Bids were received from Econo Waste, Republic Services, and Waste Management. Republic Services was the low bidder. They would begin picking up Willard's garbage on Tuesday, March 7th.

Commissioner Harrop asked how the bids compared to last year's bids. Councilman Seamons said they were quite a bit higher. The increased cost wasn't just fuel because the bid included a fuel surcharge.

Councilman Seamons said Republic was pricing a service to repair broken garbage cans. Republic was also willing to provide dumpsters for the City's spring cleanup.

Councilman Seamons said the Council was working on a City vehicle policy. The employee evaluation was discussed, but was tabled due to financial work that needed to be done.



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Councilman Seamons invited the Planning Commission members to attend a work session regarding the Master Plan on Monday, February 20th, at 11:00 a.m. in the City Council Room. The City Council hoped to finalize the plan

The City was still working on waterline easements through the gravel pit for the north well and tanks. Due to drainage problems on Hargis Hill, Mike Braegger had negotiated some work with the Flood Control District. The District would pay for the work. Some City support might be needed.

Councilman Seamons said the Council had talked about pipes under Highway 89. Nothing would be done until Highway 89 was completed. UDOT planned to take Highway 89 down to bare dirt and remove all concrete. The Council and Bryce Wheelwright had discussed individual building permits not being evaluated by Willard Flood Control. Mr. Wheelwright was working on that issue. The fiber optics trunk line wasn't finished so Connexx could not start offering services in Willard this spring. However Beehive, who had received the grant from Box Elder County, was coming in from the north. They might get to Willard before Connexx. Willard Bay wanted Willard City to pay for the easement to access the Waste Water Treatment Plant. The HOP Trail was progressing. The City had agreed to the match.

Councilman Seamons stated that a bill had been proposed to the State Legislature to change sales tax distribution for gravel pits from the point of sale to the point of weight. That could mean some sales tax income for Willard City.

6A. CONSIDERATION OF A LOT LINE ADJUSTMENT FOR RYAN THURGOOD FOR PROPERTY LOCATED AT APPROXIMATELY 428 NORTH 200 WEST (PARCEL NO. 02-048-0080)

Time Stamp 12:08 2/16/2023

Chairman Bodily noted that the applicant, Ryan Thurgood, was not in attendance.

Bryce Wheelwright, City Planner, stated that the lots in question were located in the Eagles Nest Subdivision on 200 West. The City had received an application for a lot line adjustment from Ryan Thurgood for property located at approximately 428 North 200 West. Mr. Thurgood had constructed a building on his father's property at 402 West 200 North. He wanted to incorporate that shop into his property. However, his request would violate two City Ordinances. If 53 feet of frontage were removed from Eagles Nest Lot 6 and added to Eagles Nest Lot 5, Lot 6 would become a flag lot. It would only have 46.99 feet of frontage instead of the required 100 feet. Willard City's Zoning Ordinance did not allow flag lots.

Commissioner Harrop asked how long Ryan Thurgood's shop had been there. Bryce Wheelwright said he did not know the history of the shop construction. Mr. Thurgood's home was built in 2007. Commissioner Harrop asked when the land was subdivided. Mr. Wheelwright said the Eagles Nest Subdivision was recorded in 2005.

Commissioner Dubovik felt approving Mr. Thurgood's request would not be consistent with what the Planning Commission had done in the past. It would set a precedence.

Commissioner Baker stated that the Planning Commission had denied flag lots in the past. She agreed that approving this request would set a precedence.

There was a discussion about possible solutions for Mr. Thurgood, such as an easement from his father or redrawing the lot line adjustment to maintain the required frontage on 200 West.



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Commissioner Bingham moved to deny the lot line adjustment requested by Ryan Thurgood at 426 South 200 West. Commissioner Harrop seconded the motion. All voted “aye.” The motion passed unanimously.

7. CONSIDERATION AND APPROVAL OF FEBRUARY 2, 2023, REGULAR PLANNING COMMISSION MINUTES

Commissioner Baker moved to approve the February 2, 2023, minutes as written. Commissioner Dubovik seconded the motion. All voted” aye.” The motion passed unanimously.

8. COMMISSIONER/STAFF COMMENTS

Time Stamp: 20:31 02/162023

Bryce Wheelwright

Bryce Wheelwright stated that the State Legislature was considering Senate Bill 174, which could seriously affect the Planning Commission. The bill dealt with how municipalities could approve subdivisions. It would take the City Council out of the decision. All subdivision approval would be handled at the Planning Commission level. The bill's purpose was to simplify the approval process for developers. If the bill passed, Willard City would have to change its Subdivision Ordinance.

Commissioner Dubovik suggested that the City look at establishing a review committee similar to the one established to review conditional use permits. Mr. Wheelwright said the City already had the SLUA Committee. If the bill passed, a member of the Planning Commission should be added.

Bryce Wheelwright stated that on March 2nd the City would be meeting with UDOT regarding the Highway 89 repaving project.. The staff hoped to receive information about start dates.

Colt Mund

Did not have any comments.

Commissioner Bingham

Did not have any comments.

Commissioner Dubovik

Commissioner Dubovik asked if there were any past flood control issues that needed to be addressed before the spring melt. Mayor Mote said the City Council talked about flood control a few weeks ago. The Public Works Department had plenty of sandbags, but the City needed to get sand to fill them. Councilman Mike Braegger, who served on the Flood Control Board, had reported that the Board had assigned representatives to walk each Willard canyon to look for debris or other issues that could block drainage. The Flood Control Board had been doing work in the canyons for the past few years. It wasn't a matter of how much snow was in the mountains; it was a matter of how fast it would melt off.

Commissioner Harrop felt the biggest concern was debris and tree growth around Willard Creek.



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Commissioner Baker said the Flood Control Board was seeking bids to clean debris out of the dike and dead fall just above Nature Park.

Bryce Wheelwright stated that quite a bit of work had been done by Flood Control. A box culvert had been installed on 300 North when the gas line went through. It now flowed much better. There was an issue in Granite Ridge where the developer had put dirt in the flood retention areas. The developer had cleaned the dirt out and completed some mitigation work above the Parson pit. He felt the City was better prepared than it was a year ago.

Commissioner Harrop

Commissioner Harrop stated that Palmer's had started putting up a fence in compliance with their conditional use permit. Was there anything else that needed to be done?

Colt Mund, City Attorney, said the primary remaining issues were the installation of a fence and landscaping. There had been communication back and forth between the City and Palmer's attorney. There might be a representative from the Palmer Barn at the next Planning Commission meeting to discuss options when the Planning Commission reviewed the Palmer conditional use permit. Commissioner Harrop asked how long the Palmer conditional use permit would last. Mr. Mund said it was indefinite. Bryce Wheelwright said a conditional use was attached to property, not people. Commissioner Bingham said the Palmer conditional use permit was only good as long as Palmer's owned the property.

Commissioner Baker

Did not have any comments.

Chairman Bodily

Chairman Bodily asked if there was a plan for the Planning Commission to review the list of conditional use permits prepared by the staff. He didn't want to see the matter dropped.

Mayor Mote felt the Planning Commission should determine how many it wanted to review each month. He suggested that the Planning Commission start by addressing conditional use permits that were no longer being used.

Colt Mund stated that the proposed amendments to the Conditional Use Permit Ordinance included the definition of *abandonment*. If a conditional use permit had not been used for years, the Planning Commission could recommend that it be revoked.

Commissioner Dubovik felt the Planning Commission should scrub the list first. The Planning Commission scheduled a discussion regarding the list of conditional use permits for March 16th.

Mayor Mote

Mayor Mote stated that a rock with a petroglyph had been discovered by the Granite Ridge developer. The rock was delivered to the City Shop. The City had been working with the Northwest Band of the Shoshone to determine what to do with it. The Shoshone had decided to place the rock in the City's Historic Cemetery. Placement of the rock would include a plaque and a ribbon cutting ceremony. Lync Construction had agreed to move the rock for the City.



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9. ADJOURN

Commissioner Baker moved to adjourn at approximately 7:05 p.m. Commissioner Bingham seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: 3/2/23

Sid Bodily
Planning Commission, Chairman
Sid Bodily

Michelle Drago
Planning Commission Secretary
Michelle Drago

dc:PC 02-16-2023

